

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Fishhawk Ranch Community Development District was held on **Wednesday, November 10, 2021, at 6:31 p.m.** at the Palmetto Club, located 17004 Dorman Road, Lithia, Florida 33547.

Present and constituting a quorum were:

Robert Kneusel	Board Supervisor, Chairman
Thomas Avino	Board Supervisor, Vice Chairman
Kerri McDougald	Board Supervisor, Assistant Secretary
Terrie Morrison	Board Supervisor, Assistant Secretary
Dawn Turner	Board Supervisor, Assistant Secretary

Also present were:

Eric Dailey	District Manager, Halifax Solutions, LLC.
Vivek Babbar	District Counsel, Straley Robin Vericker
Stephen Brletic	District Engineer, Johnson, Mirmiran, Thompson
Holly Quigley	Community Director, Fishhawk Ranch CDD
Josh Croy	Operations Manager, Fishhawk Ranch CDD
Andrew Sanderson	Tennis Club Contract Administrator
Scott Green	Branch Manager, Juniper Landscaping
Brian Wright	Site Manager, Juniper Landscaping
Jarrett Myers	General Manager, Juniper Landscaping
Mauricio Muela	Client Success Manager, Grand Manors
Deanna Vaughn	Asst. Community Association Manager, Grand Manors

Audience	Present
----------	---------

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Dailey called the meeting to order and conducted roll call, confirming that a quorum was present.

SECOND ORDER OF BUSINESS

Audience Comments

Audience was present but no comments.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Community Director**

Ms. Quigley asked the Board if they had any questions regarding her report as presented in the agenda.

Ms. Quigley stated the Park Square splash pad will be down November 29, 2021, for cleaning of the pad.

Ms. Quigley stated the Veterans Day Parade was cancelled due to an issue in communication with the HCSO and Newsome High School. Ms. Quigley stated they will still put on a ceremony at Park Square.

Ms. Quigley stated the Palmetto Club Grand Reopening is this weekend in conjunction with the Holiday Shopping Bazaar.

Ms. Quigley stated she met with the county, and they plan to start various road improvement projects in the next few months.

Ms. Quigley stated Juniper is going to provide a proposal for removal of the putting green at the Osprey Club and options for appropriate use of that area.

Ms. Quigley asked if there were any additional questions and then turned it over to Mr. Croy.

Mr. Croy stated he has been reviewing all the Juniper install projects and has been receiving credit or replacements for items missing.

Mr. Croy stated he has reviewed areas of distressed sod with Juniper, and they plan to continue treatment, but some may need to be replaced.

Mr. Croy stated he has met with Solitude regarding the transition from Aquagenix and that Solitude started treatments last week.

Mr. Croy reviewed the report from Juniper and the Board asked that moving forward he also provide a small summary report of his review. Mr. Green also addressed the Board on the form of the report and offered to add more information.

Mr. Myers addressed the recent acquisition of Capital Land Management by Juniper Landscaping stating nothing would be changing with the operations for the District. Mr. Dailey stated that the Board would need to approve the assignment of the contract to Juniper and Mr. Babbar agreed per the terms of the current contact.

**FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT**

**November 10, 2021 - Minutes of Meeting**

**Page 3**

On a Motion by Ms. McDougald seconded by Ms. Turner, with all in favor, the Board approved assignment of the contract for Landscaping and Irrigation Maintenance Services with Capital Land Management to Juniper Landscaping, for Fishhawk Ranch Community Development District.

Mr. Dailey reviewed the proposals from Juniper with the Board. The Board decided to take no action on the Palmettoglen Court proposal since no residents have come forward supporting the removal of the trees at this time.

Mr. Brletic discussed the dog park renovation proposal options with the Board. The Board asked that all the obstacle course items be removed along with the labor costs for this part of the project. The Board also stated that they prefer to set a not to exceed to include the removal of the recommended trees and the installation of the enhancements for the dog park project.

On a Motion by Ms. Turner seconded by Mr. Avino, with all in favor, the Board approved a not to exceed amount of \$62,000.00 for Juniper Landscaping to complete the Dog Park renovations as discussed, for Fishhawk Ranch Community Development District.

The Board asked that Juniper start this project after Thanksgiving and coordinate the closure of one park at a time with Ms. Quigley so she can inform the community.

Mr. Croy reviewed the proposal for the Aquatic Club islands.

On a Motion by Ms. Morrison seconded by Mr. Avino, with all in favor, the Board approved proposal #1171 for \$13,537.38 for the Aquatic Club Islands for Juniper Landscaping, for Fishhawk Ranch Community Development District.

The Board had no other items for Mr. Croy and the representatives from Juniper, so they left the meeting.

**B. Tennis Club Contract Administrator**

Mr. Sanderson updated the Board on the schedule for the Invitation to Negotiate process for the Tennis Club stating he and Mr. Babbar plan to have a draft for review on December 8, 2021.

Mr. Kneusel stated he asked Mr. Sanderson for a proposal for his additional services as it relates to the ITN process and possible transition.

The Board had no further questions for Mr. Sanderson.

**C. District Engineer**

Mr. Brletic asked the Board if they had any questions regarding his report as presented in the agenda.

Mr. Brletic provided a few updates starting with the pickleball courts and stated he is waiting on the second ground test result so they can proceed with the project.

Mr. Brletic then reviewed the issues with the drainage problems in the Tealrise area that residents brought to his attention. Mr. Brletic reviewed the meeting he and Mr. Babbar had with SWFWMD regarding the permit and issues. The Board directed Mr. Babbar to draft a memo that Mr. Dailey could provide to residents suggesting they should contact their builder or the developer regarding drainage issues. Mr. Babbar stated he will draft the memo once he receives the meeting note summary from SWFWMD to verify anything that might come back different from today's discussion.

Mr. Brletic stated the Palmetto Club wall repair will be completed between November 22, 2021, and December 23, 2021.

Mr. Brletic stated he will be meeting with Crosscreek this week to hopefully close out this project's punch list times.

The Board had no other items for Mr. Brletic, so he left the meeting.

**E. District Counsel**

Mr. Babbar updated the Board on outstanding items he is working on.

Mr. Babbar presented the First Addendums to the Operating Agreements with the Starling at FishHawk and FishHawk Ranch Master Homeowners Associations for the use of District facilities. Mr. Babbar stated these addendums would allow the agreements to automatically renew annually subject to any changes by the parties or termination.

<p>On a Motion by Ms. McDougald seconded by Ms. Turner, with all in favor, the Board approved the First Addendums to the Operating Agreements with the Starling at FishHawk and FishHawk Ranch Master Homeowners Associations, for Fishhawk Ranch Community Development District.</p>
---

**G. District Manager**

Mr. Dailey reviewed the Action Item List with the Board.

Mr. Dailey reminded the Board they have two December meetings, the first will be on Wednesday, December 8, 2021, at 6:30 PM at the Tennis Club and the second

meeting will be on Wednesday, December 22, 2021, at 6:30 PM at the Palmetto Club.

**FOURTH ORDER OF BUSINESS**

**Consent Agenda Items/Business Administration**

Mr. Dailey asked if the Board had any questions regarding the consent agenda items. The Board had no questions or comments.

On a Motion by Mr. Avino, seconded by Ms. Turner, with all in favor, the Board approved the consent agenda items, for Fishhawk Ranch Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposal from ADS for the Osprey Club Wall Installation**

Mr. Dailey presented the proposal from ADS for the Osprey Club office wall installation for \$5,238.00. The Board discussed the need based on the current office hours and processes. The Board decided to table the item and monitor current operations to determine whether the addition of an interior office wall will be necessary going forward.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposals for Lightning Detection and AED Devices**

Ms. Quigley presented the proposals for both the lightning detection and AED devices. The Board asked Mr. Babbar what the liability was to the District by either having or not having these devices. Mr. Babbar stated the District will be protected by our insurance carried should an incident occur either way but if the Board did elect to purchase the AED devices they would need to ensure they are regularly inspected and maintained and the instructions for its usage are visible, so the Board may decide at their discretion. The Board decided not to proceed with purchasing lightning devices and to operate under the current established policies. The Board debated the purchasing of AED devices for the amenity facilities.

On a Motion by Ms. McDougald seconded by Ms. Turner, with Ms. McDougald, Ms. Turner and Mr. Kneusel in favor and Ms. Morrison and Mr. Avino against, the Board approved the purchase of six (6) AED Devices for the amenity facilities, for Fishhawk Ranch Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-01; Amending Fiscal Year 2020-2021 General Fund Budget**

**FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT**

**November 10, 2021 - Minutes of Meeting**

**Page 6**

Mr. Dailey presented the proposed amended fiscal year 2020-2021 budget stating the only changes were to the reserve fund which is part of the general fund where the District had spent over the adopted budget amount and it needed to be revised for audit purposes.

On a Motion by Ms. Morrison, seconded by Mr. Avino, with all in favor, the Board approved the Resolution 2022-01, Amending the Fiscal Year 2020-2021 General Fund Budget, for Fishhawk Ranch Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Discussion on Palmetto Club Event  
and Catering License Agreement**

Mr. Babbar stated he is still waiting on direction from Bond Counsel on how to draft the revised agreement to meet their requirements. Mr. Babbar stated he did seek additional guidance from others on the matter and they all agreed with the recommendations that were provided by Bond Counsel.

**NINTH ORDER OF BUSINESS**

**Review of Draft Rules and Rates for  
Amenity Facilities, Amended  
December 22, 2021**

Mr. Dailey reviewed the comments provided by staff and the Board. Mr. Babbar stated the ad for the public hearing for any changes to the rates needs to run ten (10) days prior to it being held. Mr. Dailey suggested delaying as the rates for the Palmetto Club are not yet finalized. Ms. Morrison stated she preferred to adopt the amended rules and rates as recommended in order to commence rentals of the Starling Club facility and hold a second public hearing when the Palmetto Club rates are finalized.

On a Motion by Ms. McDougald, seconded by Ms. Turner, with all in favor, the Board approved to set the Public Hearing for Rules & Rates and authorizing the advertisement for Wednesday, December 8, 2021, at 6:30 PM at the Tennis Club, located at 15921 Courtside View Drive, Lithia, Florida 33547, for Fishhawk Ranch Community Development District.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no supervisor requests.

**FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT**  
**November 10, 2021 - Minutes of Meeting**  
**Page 7**

---

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. McDougald, seconded by Ms. Turner, with all in favor, the Board adjourned the meeting at 9:07 p.m., for Fishhawk Ranch Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/ Vice Chairman